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5 Maes Y Ceffyl
Cwmgwrach, Neath, Neath
Port Talbot, SA11 5PJ

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5 Maes Y Ceffyl

Asking price £215,000

This charming two-bedroom detached bungalow is located in the sought-after village of Cwmgrach, surrounded by stunning mountainside views. Perfectly positioned close to local amenities, schools, a petrol station, and just off the A465, the property offers both convenience and a peaceful setting.

- Two-bedroom detached bungalow
- Conservatory to the rear
- Off-road parking and detached garage
- Enclosed rear garden
- Beautiful mountainside views
- Convenient access to the A465





On entering via the UPVC front door, you are welcomed into a carpeted hallway giving access to all rooms.

The spacious lounge is set to the rear of the property and features fitted carpets along with UPVC sliding doors leading into a bright and airy conservatory. The conservatory, with its wraparound UPVC windows, provides an abundance of natural light and direct access to the rear garden, making it an ideal space for relaxation.

To the front of the bungalow is the kitchen/diner, fitted with matching wall and base units, an integrated oven and hob, stainless steel sink, and space for appliances including a washing machine and fridge/freezer. With room for a four-seater dining table and two large UPVC windows, it is both practical and welcoming.

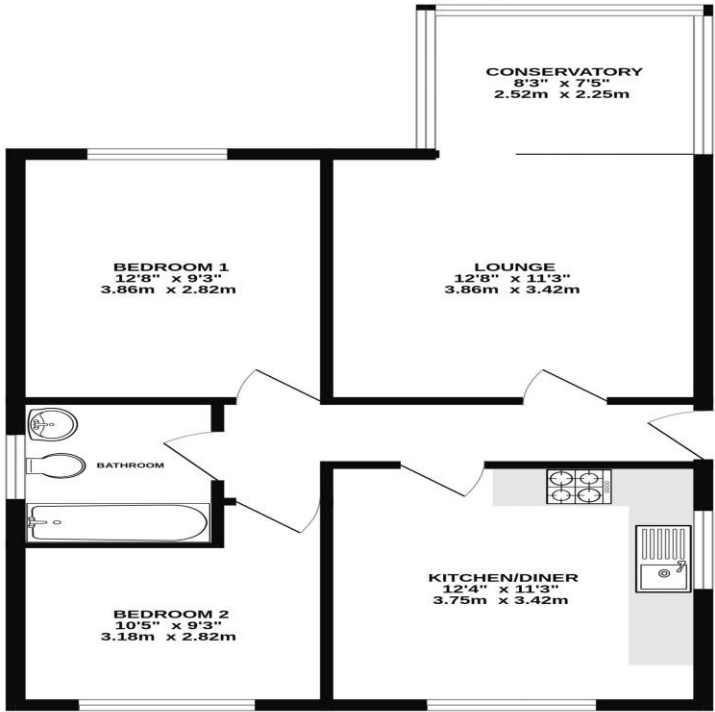
The property benefits from two well-proportioned bedrooms. Bedroom one, positioned to the rear, is carpeted and offers ample space for freestanding furniture, while bedroom two, at

the front, is also carpeted and currently utilised as a home office.

The bathroom comprises a neutral three-piece suite including bath with shower head, WC, and hand basin, finished with splashback tiling and a frosted UPVC window.

Externally, the property boasts a paved driveway with off-road parking and a detached single garage. The front garden features a lawned area with side access to both sides of the bungalow. The enclosed rear garden offers excellent privacy with fencing, mature shrubs, and trees, providing the perfect outdoor space for entertaining or unwinding.

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

For Satnav users SA11 5PJ

Tenure

Freehold

Services

All main services and metred.

Council Tax Band C

EPC Rating C

Viewing strictly by
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Energy performance certificate (EPC)			
5 Miles V CofE/ Carmarthen Neath SA11 5PJ	Energy rating C	Valid until 15 December 2014	Certificate number 9615-2845-5002-5204-0304
Property type Detached bungalow			
Total floor area 61 square metres			
Rules on letting this property			
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-fund-guidance).			
Energy rating and score		The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	
This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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